

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Turlock Consortium**

State: **CA**

PJ's Total HOME Allocation Received: **\$13,165,673**

PJ's Size Grouping*: **B**

PJ Since (FY): **2000**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	93			
Program Progress:							
% of Funds Committed	87.06 %	94.61 %	81	95.51 %	4	6	
% of Funds Disbursed	75.79 %	86.79 %	83	87.58 %	5	6	
Leveraging Ratio for Rental Activities	0.11	5.85	84	4.86	2	2	
% of Completed Rental Disbursements to All Rental Commitments***	65.34 %	77.30 %	66	82.17 %	12	11	
% of Completed CHDO Disbursements to All CHDO Reservations***	86.93 %	69.91 %	18	71.17 %	81	79	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.48 %	81.87 %	49	81.54 %	43	43	
% of 0-30% AMI Renters to All Renters***	53.70 %	41.12 %	30	45.68 %	66	64	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.30 %	96.50 %	57	96.19 %	30	32	
Overall Ranking:			In State:	63 / 93	Nationally:	20 23	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,004	\$36,770		\$27,510	54 Units	20.70 %	
Homebuyer Unit	\$44,820	\$21,420		\$15,239	147 Units	56.30 %	
Homeowner-Rehab Unit	\$9,668	\$27,404		\$20,932	60 Units	23.00 %	
TBRA Unit	\$0	\$2,249		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Turlock Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$36,559	\$222,512	\$11,007
State:*	\$141,187	\$115,957	\$28,714
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.08

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	62.3	34.0	43.3	0.0
Black/African American:	1.9	0.7	0.0	0.0
Asian:	0.0	2.0	0.0	0.0
American Indian/Alaska Native:	1.9	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	1.9	0.7	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.7	0.0	0.0
Asian and White:	0.0	1.4	0.0	0.0
Black/African American and White:	1.9	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	4.8	0.0	0.0
Asian/Pacific Islander:	0.0	0.7	0.0	0.0

ETHNICITY:

Hispanic	30.2	55.1	56.7	0.0
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HOUSEHOLD SIZE:

1 Person:	77.4	8.8	36.7	0.0
2 Persons:	13.2	6.8	30.0	0.0
3 Persons:	5.7	23.1	13.3	0.0
4 Persons:	3.8	19.7	15.0	0.0
5 Persons:	0.0	21.1	3.3	0.0
6 Persons:	0.0	11.6	1.7	0.0
7 Persons:	0.0	7.5	0.0	0.0
8 or more Persons:	0.0	1.4	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	1.9	10.9	13.3	0.0
Elderly:	86.8	1.4	53.3	0.0
Related/Single Parent:	5.7	22.4	3.3	0.0
Related/Two Parent:	5.7	65.3	23.3	0.0
Other:	0.0	0.0	6.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	15.1	1.4 #
HOME TBRA:	0.0	
Other:	54.7	
No Assistance:	30.2	

of Section 504 Compliant Units / Completed Units Since 2001 56

* The State average includes all local and the State PJs within that state

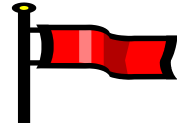
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Turlock Consortium State: CA Group Rank: 20
 (Percentile)
 State Rank: 63 / 93 PJs Overall Rank: 23
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	65.34	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	86.93	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.48	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	96.3	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.2	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

